

GREENWOOD-PHINNEY BUILT ENVIRONMENT

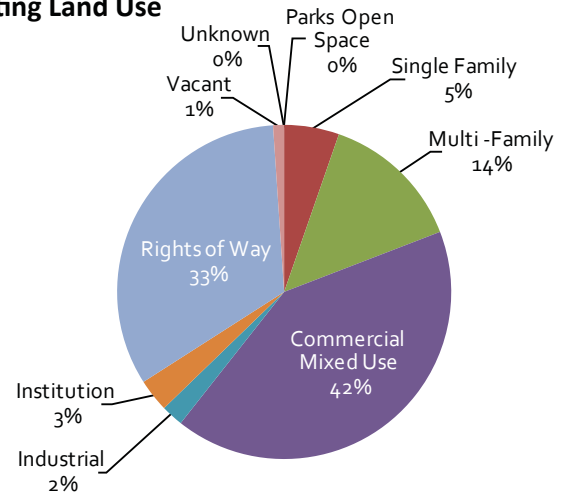
Greenwood - Phinney Ridge	2000 Census*
Housing Units	834
Owner Occupied	379
Renter Occupied	428
Vacant Housing Units	27
Average HH Size	2.36
Owner Occupied	2.66
Renter Occupied	2.10
Median Contract Rent	\$683
Median House Value	\$202,941

*SF-3 block group estimates

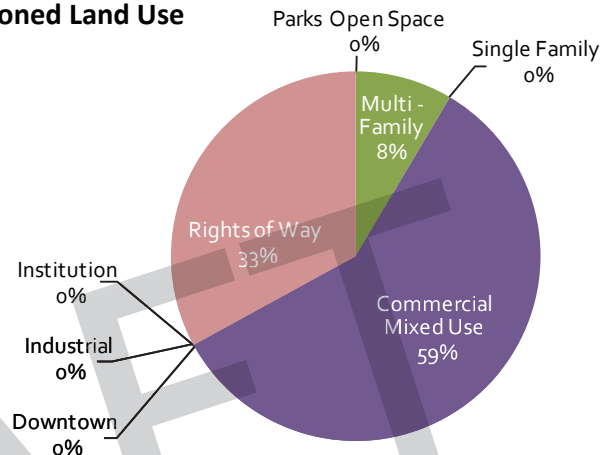
Current Densities	as of 2007
Gross Acres	94
Housing Units/Acre	12.70
Population/Acre	25.10
Jobs/Acre	19.90

Source for land use and density information: DPD
(Comprehensive Planning section)

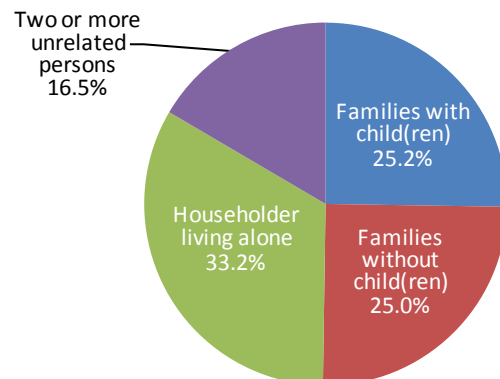
Existing Land Use



Zoned Land Use



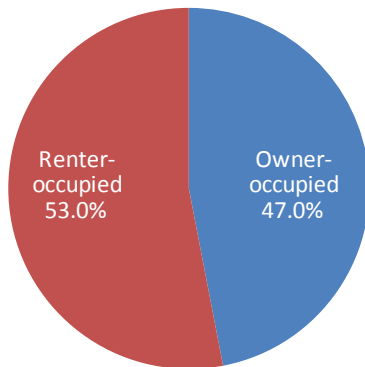
**Household Types
for all households**



Note: "Children" refers to related children under 18 years of age
Source: 2000 Census (SF-3 block group estimates)

Renter/Owner

for all occupied housing units



Source: 2000 Census, Summery File 3

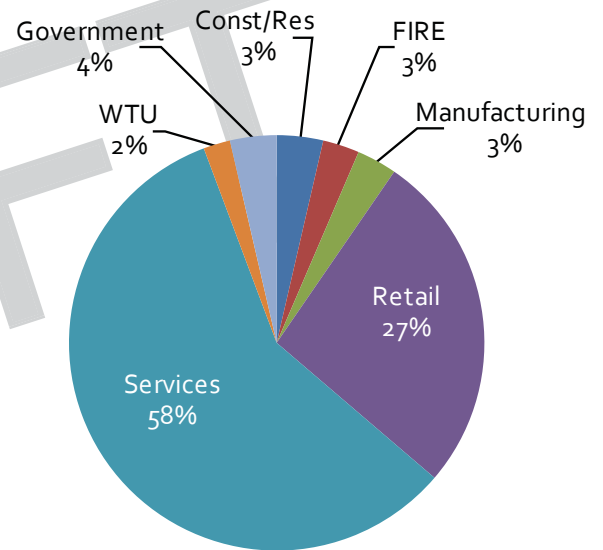
Related Plans

- Seattle Comprehensive Plan: [http://www.seattle.gov/dpd/Planning/Seattle's Comprehensive Plan/ComprehensivePlan/default.asp](http://www.seattle.gov/dpd/Planning/Seattle's%20Comprehensive%20Plan/ComprehensivePlan/default.asp)
- A Vision of Neighborhood: Greenwood/Phinney Ridge Neighborhood Plan April, 1999: <http://www.seattle.gov/neighborhoods/npj/matrices.htm>
- Greenwood/Phinney Neighborhood Design Guidelines, April, 2006: [http://www.seattle.gov/dpd/Planning/Design Review Program/Applicants Toolbox/Design Guidelines/DPD_001604.asp](http://www.seattle.gov/dpd/Planning/Design%20Review%20Program/Applicants%20Toolbox/Design%20Guidelines/DPD_001604.asp)

Web Links

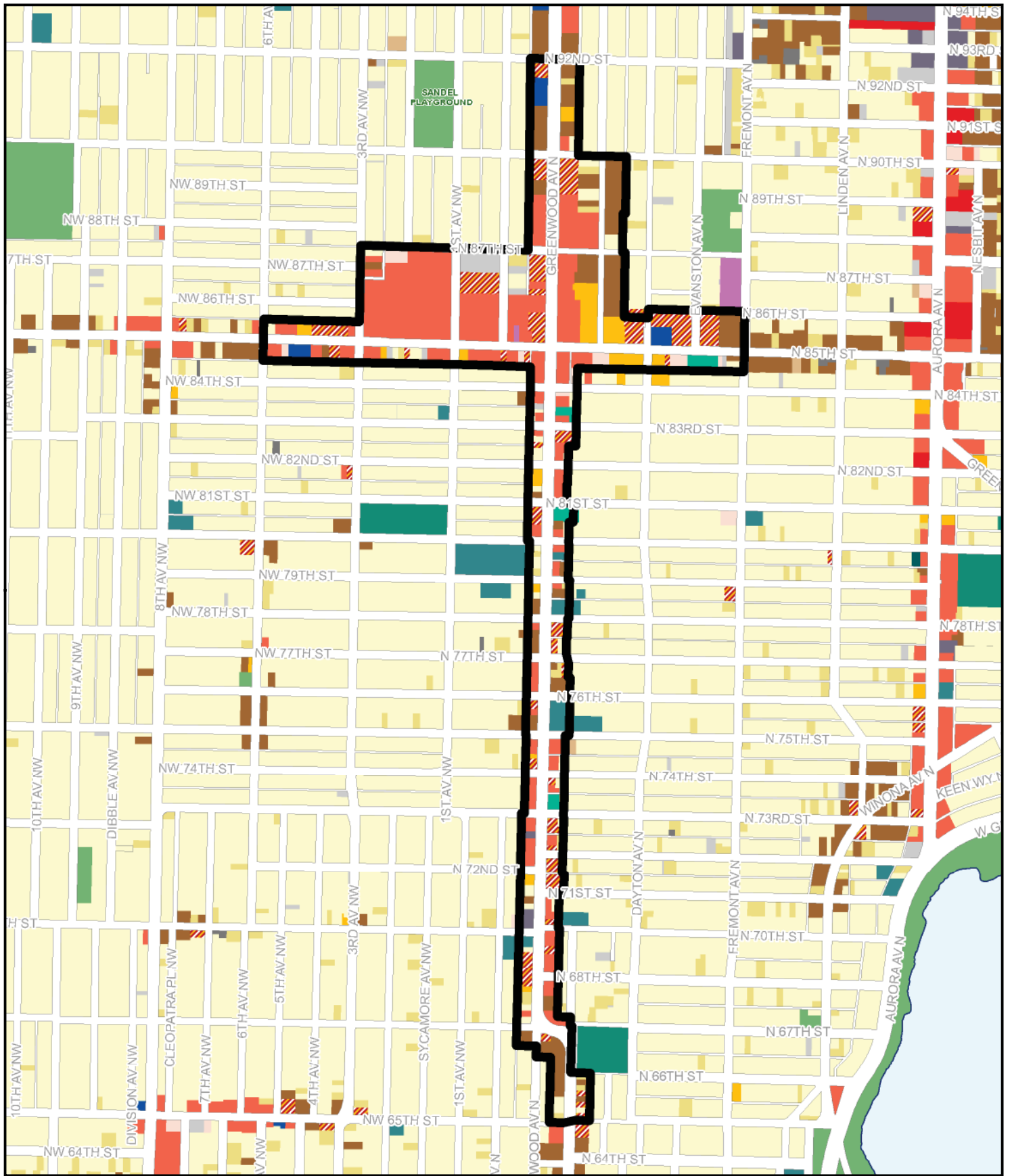
- Department of Planning and Development: <http://www.seattle.gov/dpd/>
- Department of Planning and Development Zoning and Building Codes: <http://www.seattle.gov/dpd/resourcecenter/>

2007 Employment by Sector



Source: PSRC Covered Employment Database (from Washington State ESD data)

Nice Image Here



Greenwood / Phinney Ridge

Existing Land Use

Single Family	Retail/Service	Warehouse
Duplex/Triplex	Hotel/Motel	Transp/Util/Comm
Other Housing	Entertainment	Institutions
Multi-Family	Mixed Use	Public Facilities
Office	Parking	Schools
	Industrial	Open Space

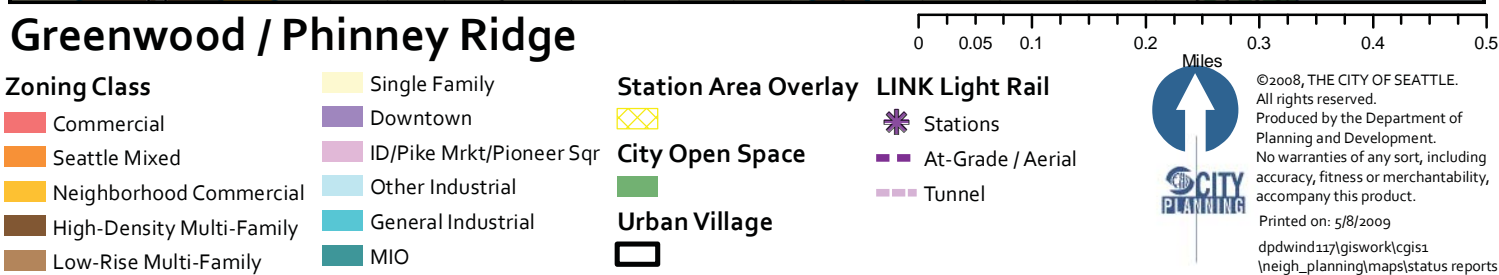
Water Body
Easement
Vacant
Unknown
Urban Village

LINK Light Rail

Stations
At-Grade / Aerial
Tunnel



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GREENWOOD-PHINNEY- GROWTH & CAPACITY

Comprehensive Plan 2024 Growth Targets

Source: Comprehensive Plan	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing (2004)	Existing Density (HH/Ac)	Growth Target	2024 Density (Est. HH/ Ac.)	Existing (2002)	Existing Density (Jobs/Ac.)	Growth Target	2024 Density (Est. HH/ Ac.)
Greenwood- Phinney	94	1,520	16	400	20	N/A	N/A	N/A	N/A

Development Capacity as of 2007

Development Capacity	
Housing Units	1,735
Commercial S.F.	225,631
Jobs	752

Source: DPD capacity model

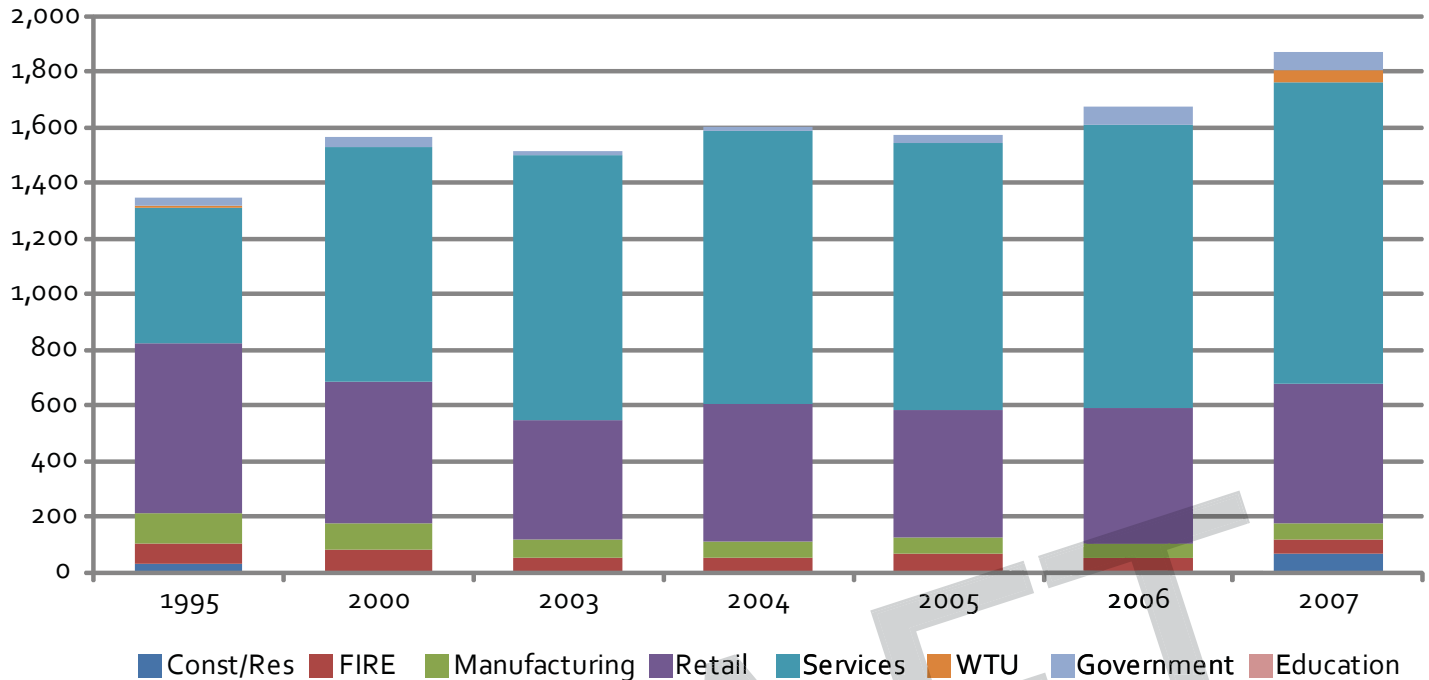
Image Here

Residential Construction

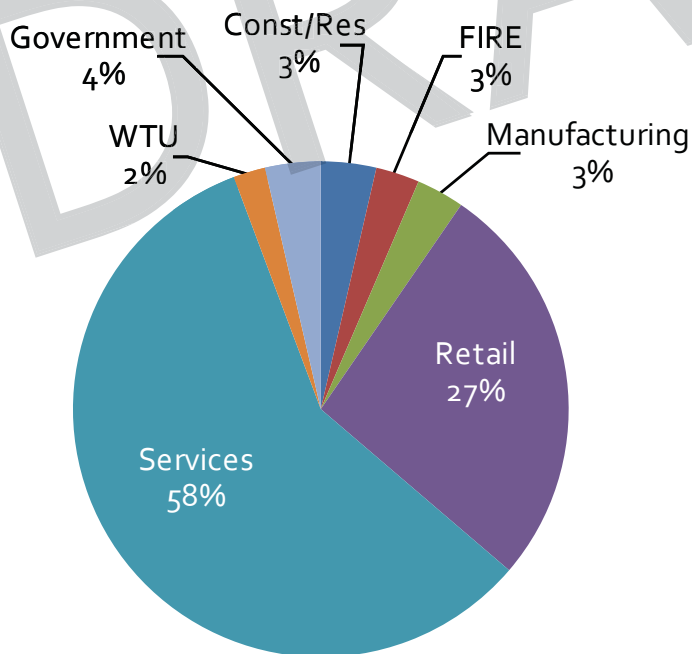
Built Units (net)			
	Total	Permitted Units	
	2000-2008	New	Demo
Single Family/Duplex	6	2	7
Accessory Dwelling Units	0	0	
Multi-Family	199	0	
Mixed Use	248	50	0
Institution	0	0	
Industrial	0	0	
Total New	453	52	7

Source: DPD permit tracking

Employment by Sector



2007 Employment by Sector



Source: PSRC Covered Employment Database, based on QCEW data from Washington State Employment Security Department.
 Note: Government Education figures for 2000 to 2005 are being revised by PSRC.

Web Links:

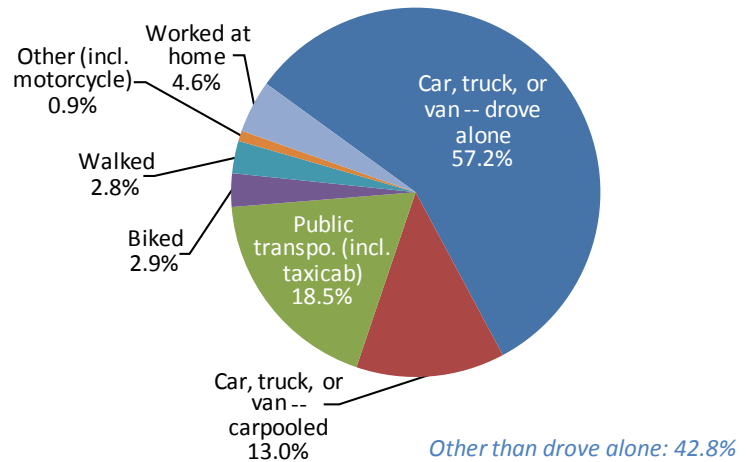
- Office of Economic Development: <http://www.seattle.gov/EconomicDevelopment>
- Puget Sound Regional Council: <http://www.psrc.org>

GREENWOOD-PHINNEY TRANSPORTATION

Nice Picture Here

Means of Transportation to Work

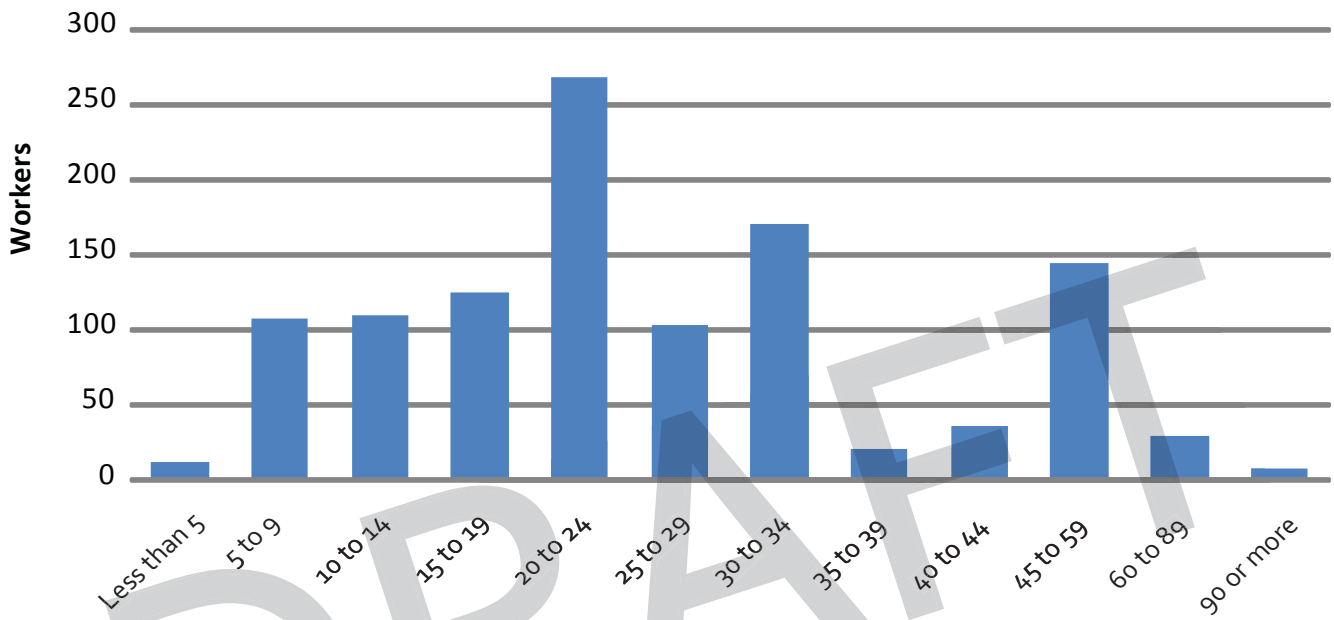
for workers 16 years and older



Source: 2000 Census, SF-3 block group estimates

Travel Time to Work (in minutes)

for workers 16 years and older not working at home



Source: 2000 Census (SF-3 block group estimates)




Related Plans

- **Seattle Transportation Strategic Plan (TSP)** October 2005
<http://www.seattle.gov/transportation/tsphome.htm>
The Transportation Strategic Plan outlines specific strategies, projects and programs that implement the broader city-wide goals and policies for transportation in Seattle.
- **Seattle Transit Plan** September 2005
<http://www.seattle.gov/transportation/transitnetwork.htm>
The Seattle Transit Plan focuses on Seattle's regional high and intermediate capacity transit corridors as well as key transit passenger facilities. The purpose of the plan is to get Seattle moving and to support and direct economic growth to the urban villages. Sufficient and reliable transit service provides people with a real mobility choice.
- **SDOT Freight Mobility Action Plan** June 2005
<http://www.seattle.gov/transportation/freight.htm#plan>
The SDOT Freight Mobility Action Plan guides efforts to improve freight mobility.
- **SDOT Art Plan** April 2005
<http://www.seattle.gov/transportation/artplan.htm>
The SDOT Art Plan is focused as a plan of action, comprehensively detailing how Seattle can become a national leader in creating a more humane, layered, beautiful and relevant transportation system. Implementation of the plan will contribute significantly to a Seattle whose streets and sidewalks celebrate life, discovery, and creativity.
- **SDOT Bicycle Master Plan** January 2007
<http://www.seattle.gov/transportation/bikemaster.htm>
The SDOT Bicycle Master Plan defines a set of actions, to be completed within 10 years, to make Seattle the best community for bicycling in the United States. By increasing support for bicycling, the city will make its transportation system more environmentally, economically, and socially sustainable.
- **SDOT Pedestrian Master Plan** June 2009 (draft)
http://www.seattle.gov/transportation/ped_masterplan.htm
The SDOT Pedestrian Master Plan strives to make Seattle the most walkable city in the nation. Walking is the oldest, and most efficient, affordable, and environmentally-friendly form of transportation – it's how transit riders eventually reach their destinations, neighbors meet each other, and begin to build strong communities.
- **Urban Mobility Plan** 2009
<http://www.seattle.gov/transportation/ump.htm>
The Urban Mobility Plan is an opportunity to ensure Seattle's Center City will continue to grow in size, economic vitality and accessibility because existing infrastructure is made more efficient, inviting, and accommodating. The Plan recognizes the importance of the effective movement of goods, facilitation of Port activities, and continued attraction of large and small business.

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Greenwood / Phinney Ridge

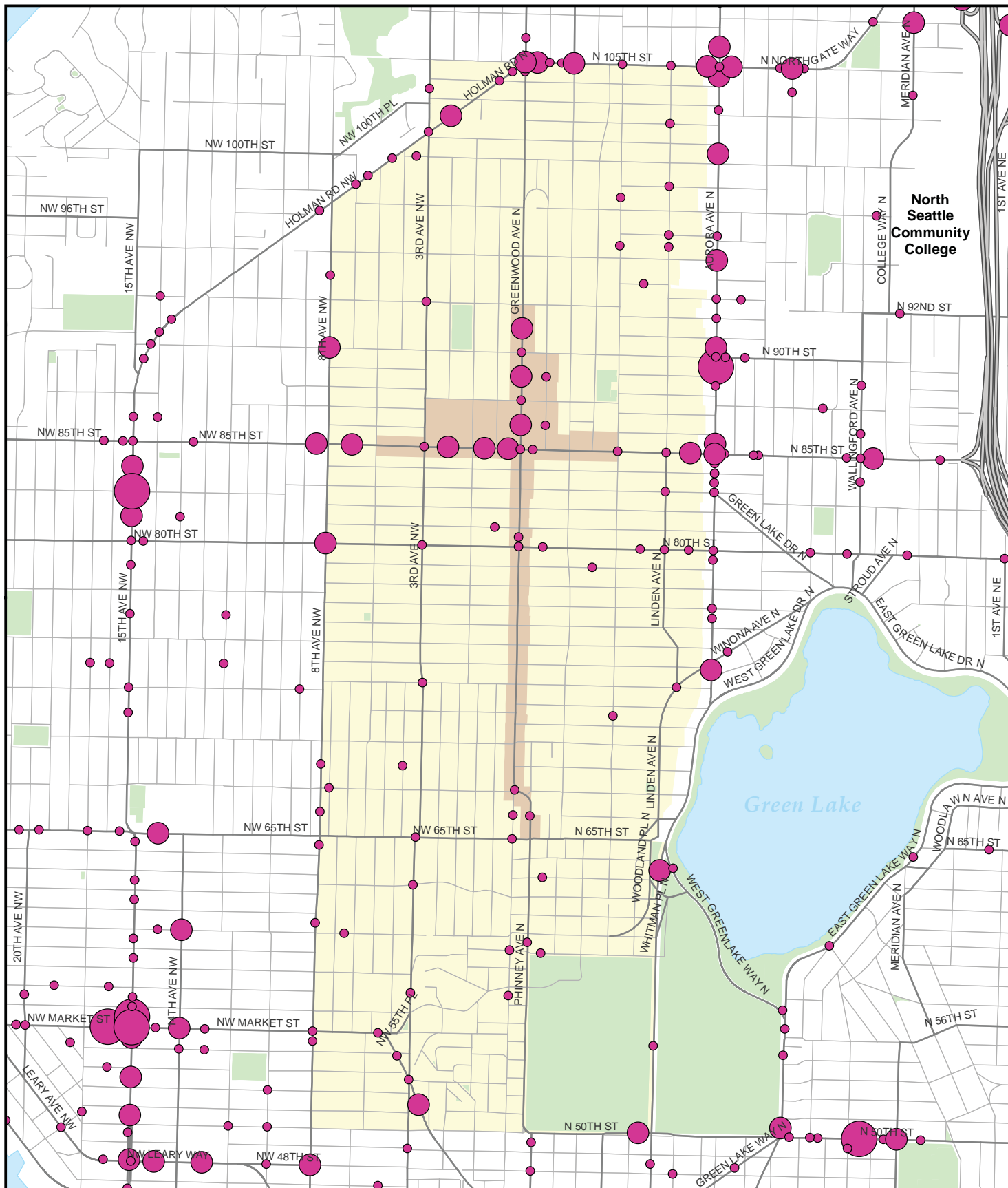
Existing Bicycle Facilities

-  Wide Outside Lane/Paved Shoulder
-  Bicycle Boulevard
-  Multi-use Trail

- Shared Roadway
- Bike Lanes
- Sharrow
- Climbing Lane

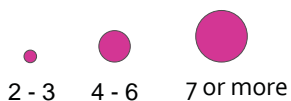


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Greenwood / Phinney Ridge

Car Collisions 2008



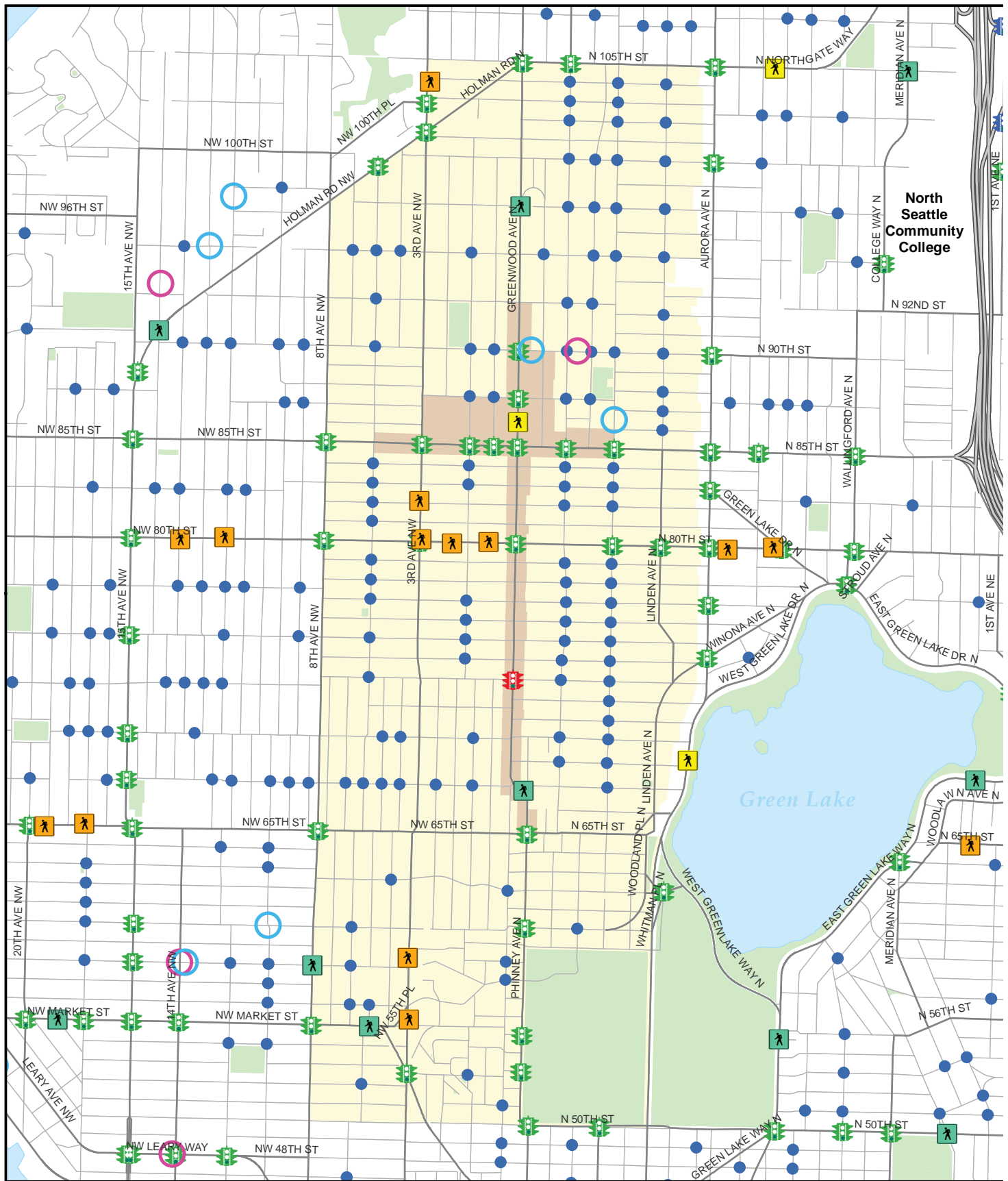
0 0.15 0.3 0.6 Miles



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Greenwood / Phinney Ridge

0 0.15 0.3 0.6 Miles

NSF Projects

-  2008
-  2009
-  Traffic Circle



SDOT Full Signal



SDOT Fire Signal



WSDOT Signal



Half Pedestrian Signal



Mid Block Crosswalk

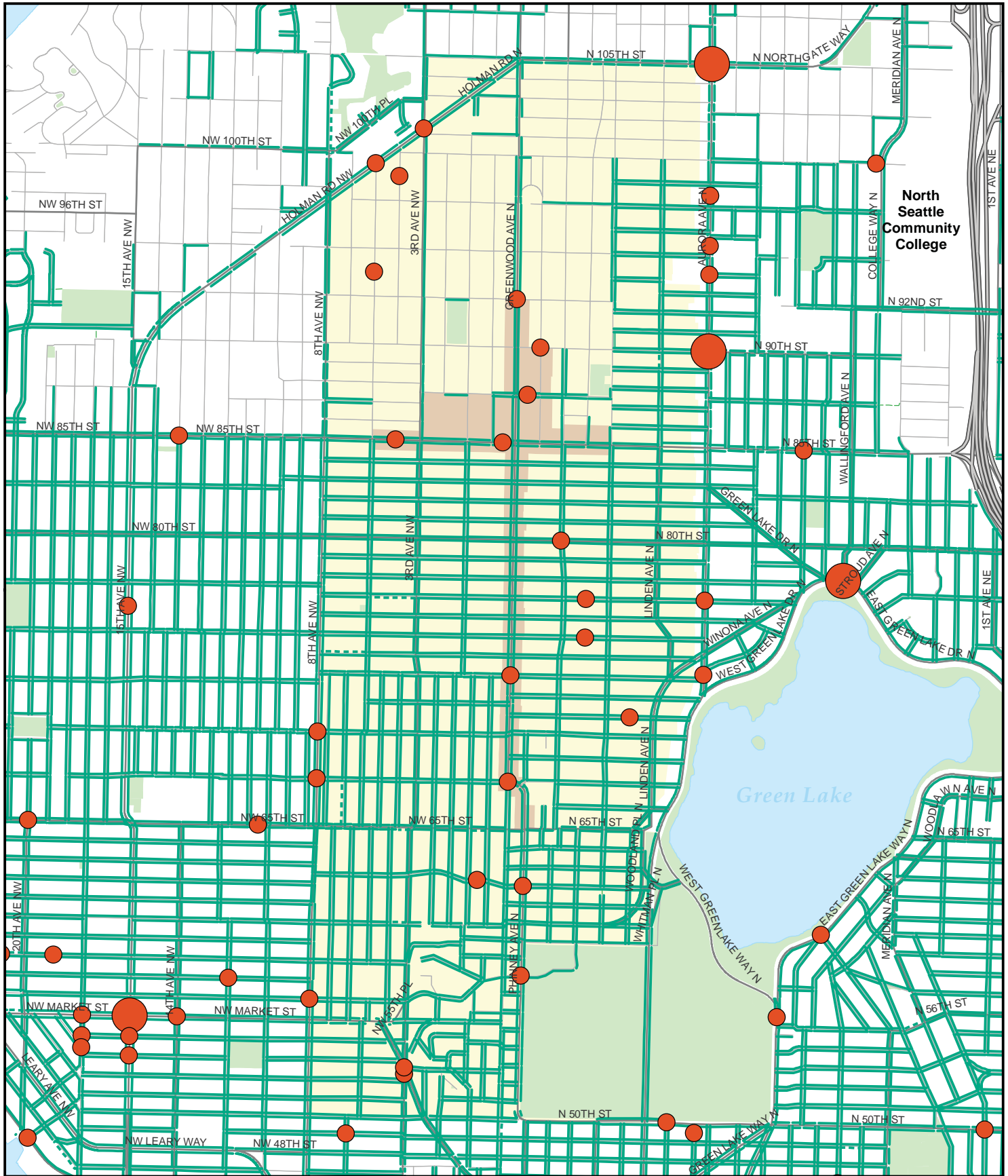


School Beacon



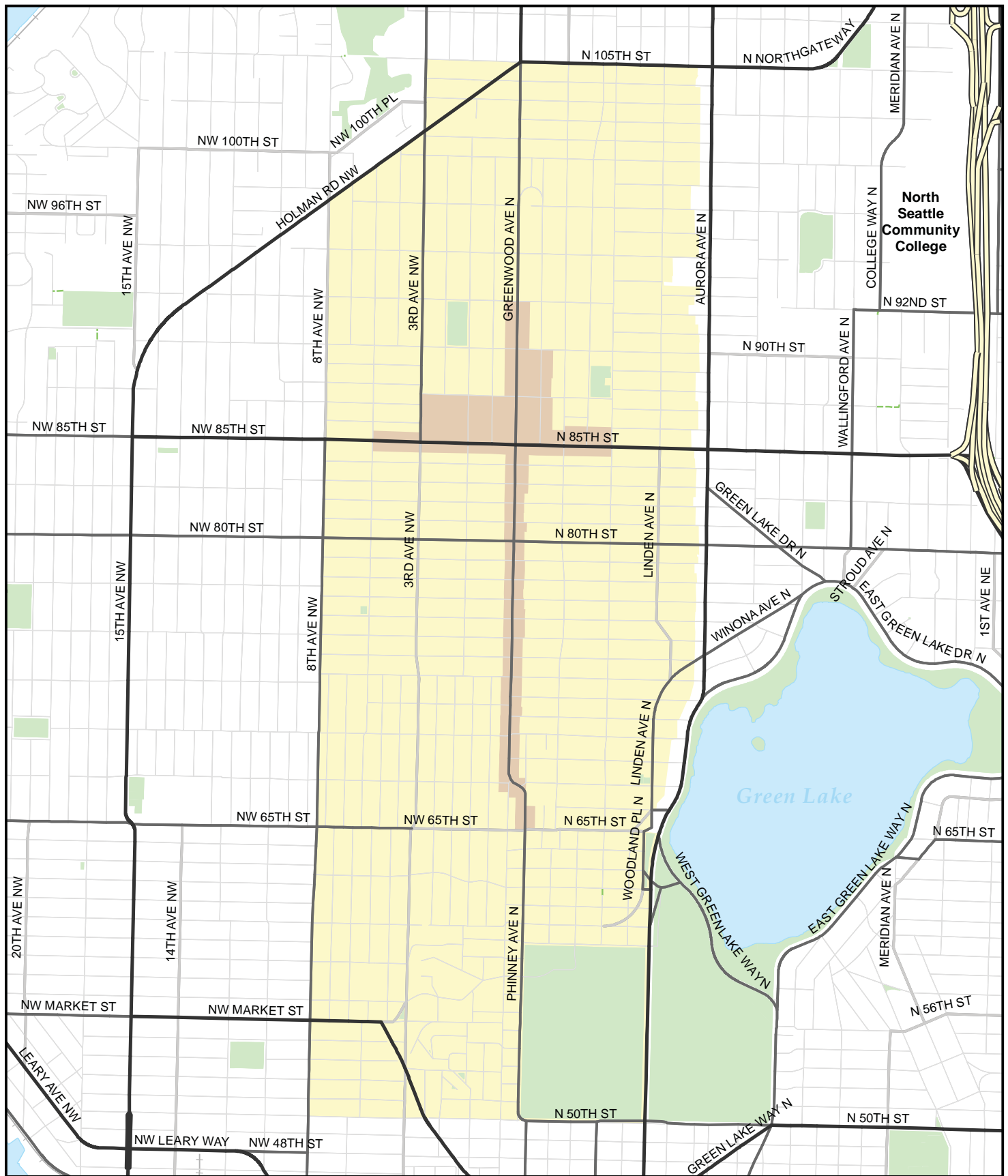
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Greenwood / Phinney Ridge

-  Urban Village
-  Neighborhood Planning Area
-  LINK Stations
-  LINK Light Rail

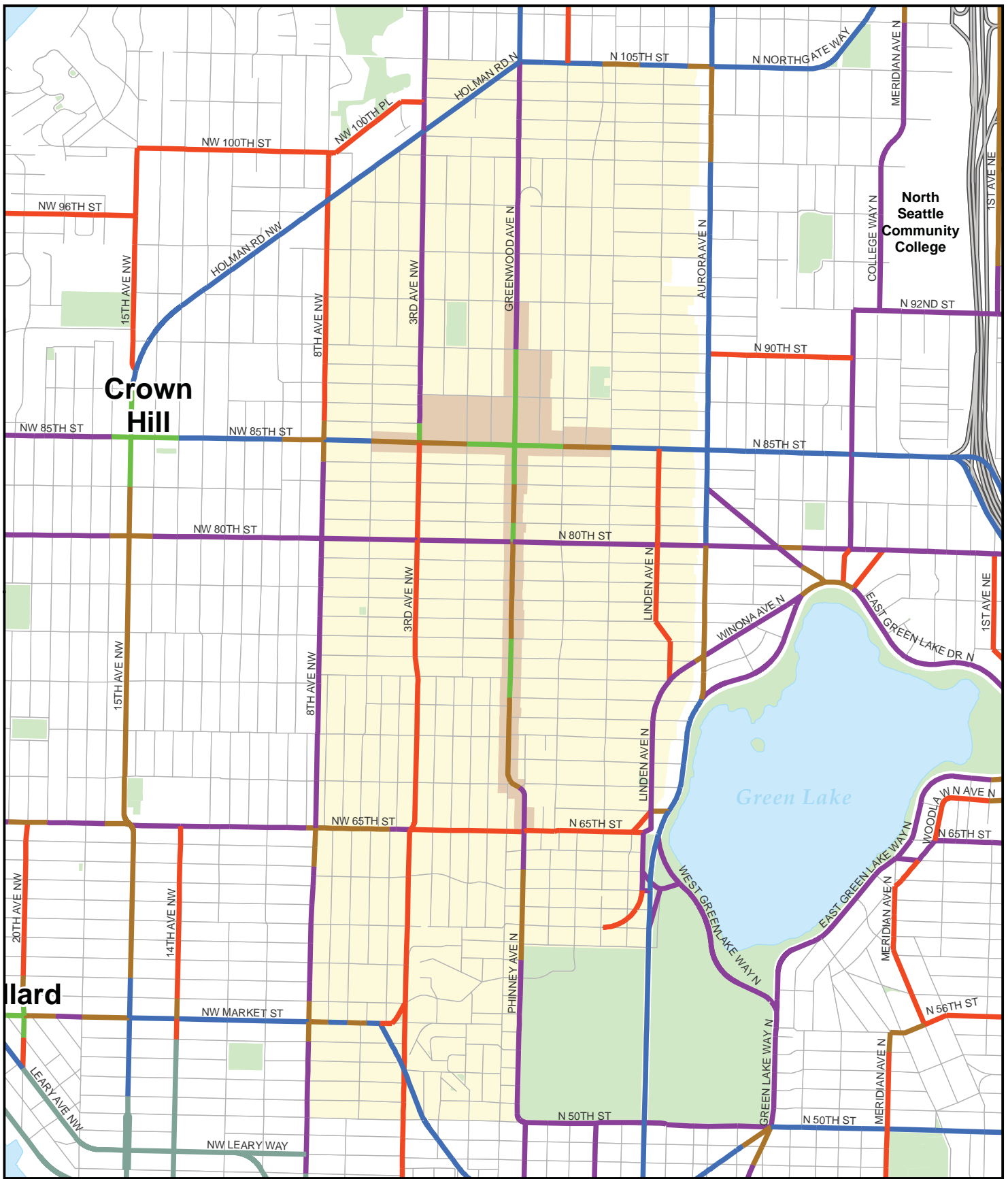
Street Class

- | | |
|--|--|
|  Interstate Freeway |  Collector Arterial |
|  State Highway |  Non-Arterial |
|  Principal Arterial |  Walkway |
|  Minor Arterial |  Railroad |

0 0.15 0.3 0.6 Miles



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Greenwood/Phinney Ridge

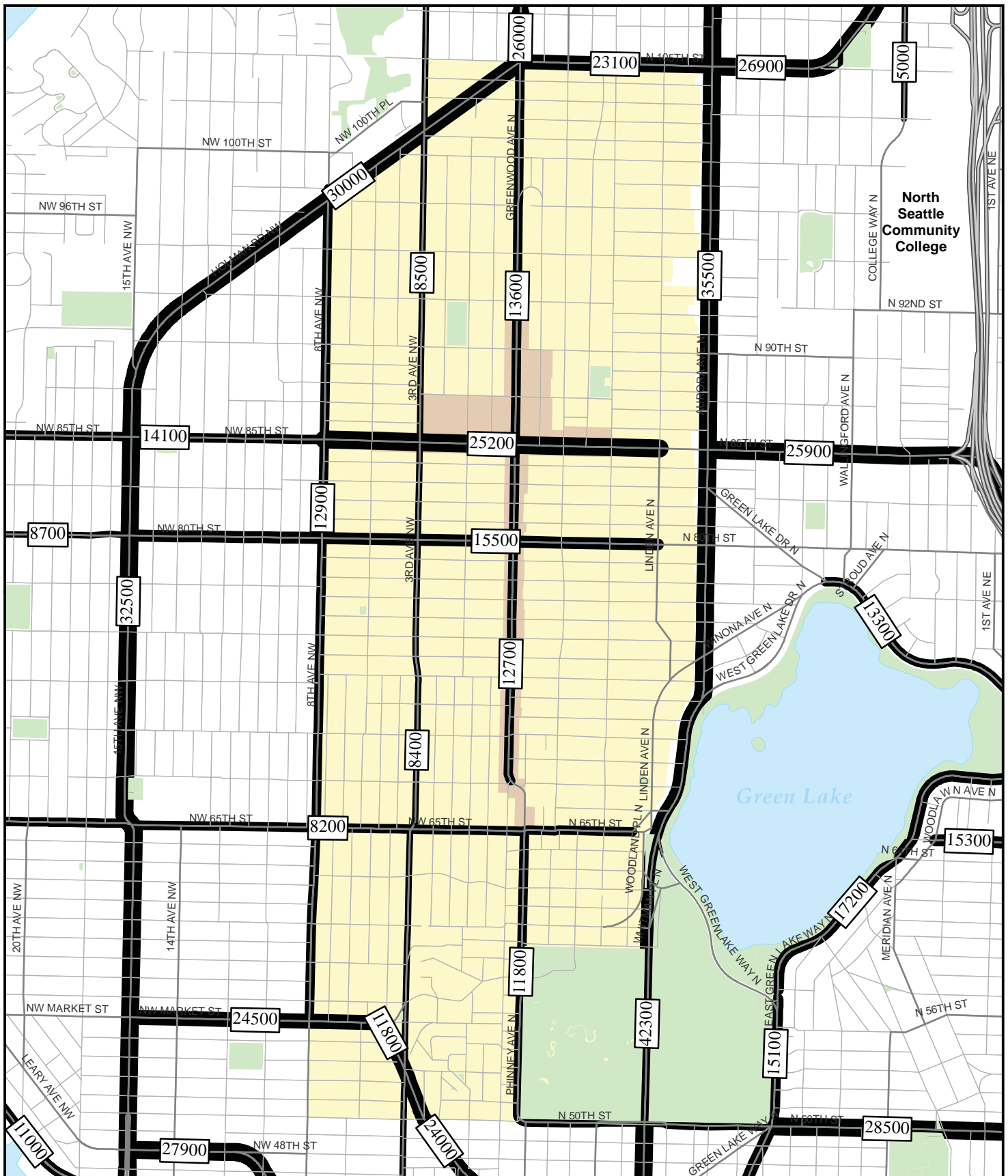
StreetType

- | | |
|--|--|
| — Main Street | — Local Connector |
| — Mixed Use Street | — Regional Connector |
| — Commercial Connector | — Industrial Access Street |

0 0.2 0.4 0.8 Miles

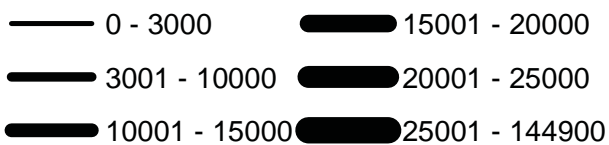


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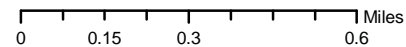
Traffic Flow



Greenwood / Phinney Ridge

Transit Routes

- 1 Urban Village Transit Network (15 Minute Headway)
- Other Bus Routes
- Bus Stop



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GREENWOOD-PHINNEY PARKS & RECREATION

Parks & Recreation Inventory 2009 (within planning area)

Name	Address	Acreage	Community Center	Children's Play Area	Play Fields	Pools & Wading Pools	Tennis Courts	Trails/Paths	Other Facilities
Cascade Place	333 Pontius Ave N	1.9		X					
*Green Lake Park	7201 East Green Lake Dr N	323.7	X	X	X	X	X	X	X
Greenwood Park	602 N 87th St	2.5		X				X	
Greenwood Triangle	NW 55th St. and 3rd Ave. NW	0.1							
Linden Orchard Park	N 67th St & Linden Ave N	0.3							
Rainier Place	NW 53rd St. and 2nd Ave. NW	.01							
Sandel Playground	9053 1st Ave NW	3.7		X					X
6th Ave. Pocket Park	7601 6th Ave NW	0.2							
Sunset Place	1st Ave. NW and NW 52nd St.	0.1							
*Woodland Park	1000 N 50th St	90.9		X	X	X	X	X	
Woodland Park Zoo	700 N 50th St.	90.9		X				X	X

* Park is adjacent to Planning boundary

Related Plans & Websites

- Parks Strategic Action Plan – <http://seattle.gov/parks/Publications/ParksActionPlan.htm>
- Parks and Green Spaces Levy – <http://www.seattle.gov/parks/levy/default.htm>
- Parks Citywide Planning Documents – <http://seattle.gov/parks/projects/docs.htm>
- Parks Open Spaces GAP Report 2006 Update – <http://seattle.gov/parks/publications/GapReport.htm>
- Parks Viewpoints Vegetation Management plan – <http://www.seattle.gov/parks/Horticulture/VMP/View-points.htm>

Community Investments

New Usable Open Space since 2001

Since 2001, the Northwest Sector has gained five new parks including the Bitter Lake Reservoir open space development, Greenwood Park, Ballard Commons Park, Linden Orchard Park and Fremont Peak Park which altogether add eight acres of Usable Open Space to the Northwest Sector. Five additional park acquisitions have been made in the Northwest Sector that do not meet Usable Open Space criteria including A.B. Ernst Park in Fremont, the Wallingford Steps in Wallingford and Thyme Patch Park, the 6th Avenue NW Pocket Park and a property at NW 63rd and 17th NW in the greater Ballard area.

- **6th Avenue Pocket Park** - The Pro Parks Levy provided \$84,542 for project costs of planning, design and construction. The Neighborhood Matching Fund provides \$90,000 and the 6th Avenue Pocket Park Association matched this with cash, labor and in-kind donations. The plan included a large lawn area, landscaping, universal accessibility, neighborhood gathering area and interactive features for children's play.
- **Greenwood Park** - The Pro Parks Levy provided \$1,173,278 project costs for planning, design and construction. In addition, Friends of Greenwood Park received a Department of Neighborhoods Matching Fund award and a King County grant. Greenwood Park is a new park development on the site of the former Otani Greenhouses at 87th and Fremont Avenue North. Demolition of the greenhouse structures and soil remediation were completed by Seattle Parks. Both the concept plan and the design development plans were completed by Friends of Greenwood Park using Department of Neighborhoods grant funding. The park includes a play area, open meadow and paths. It features porous concrete paving and a drainage swale. The intent is to have a passive park that reduces storm water drainage and provides educational opportunities for visitors.
- **Linden Orchard Park** - The Pro Parks Levy provided about \$60,000 for park development of the site and the community raised funds for additional park improvement; including \$10,000 SAS Grant Department of Neighborhoods \$100,000 Neighborhood Matching Fund Department of Neighborhoods \$100,000 Community contributions. The plan included a large lawn area, P-patch, new fruit trees, edible landscaping, universal access ramp, neighborhood gathering area and a children's play that includes a large dry-stream bed with rocks and sand.

Greenwood/Phinney Ridge Residential Urban Village

Distribution-based Goal: 10,000 square feet within 1/8 to 1/4 mile of all village locations

Sandel Playground and the new Greenwood Park provide Village Open Space within 1/4 mile to around half of the Greenwood-Phinney Residential Urban Village. The locations served by these open spaces are concentrated north of NW 85th Street. Though not counted as Village Open Space for the Greenwood-Phinney urban village, the new Linden Orchard Park is just over 1/4 mile from residents living at the south end of the village. When considering parks that are 1/8 mile from village locations, open space gaps appear in most of the urban village, especially for residents living on either side of Greenwood Avenue North between Northwest 65th and Northwest 85th streets.

Population-based Goals: 1 acre Village Open Space per 1,000 households

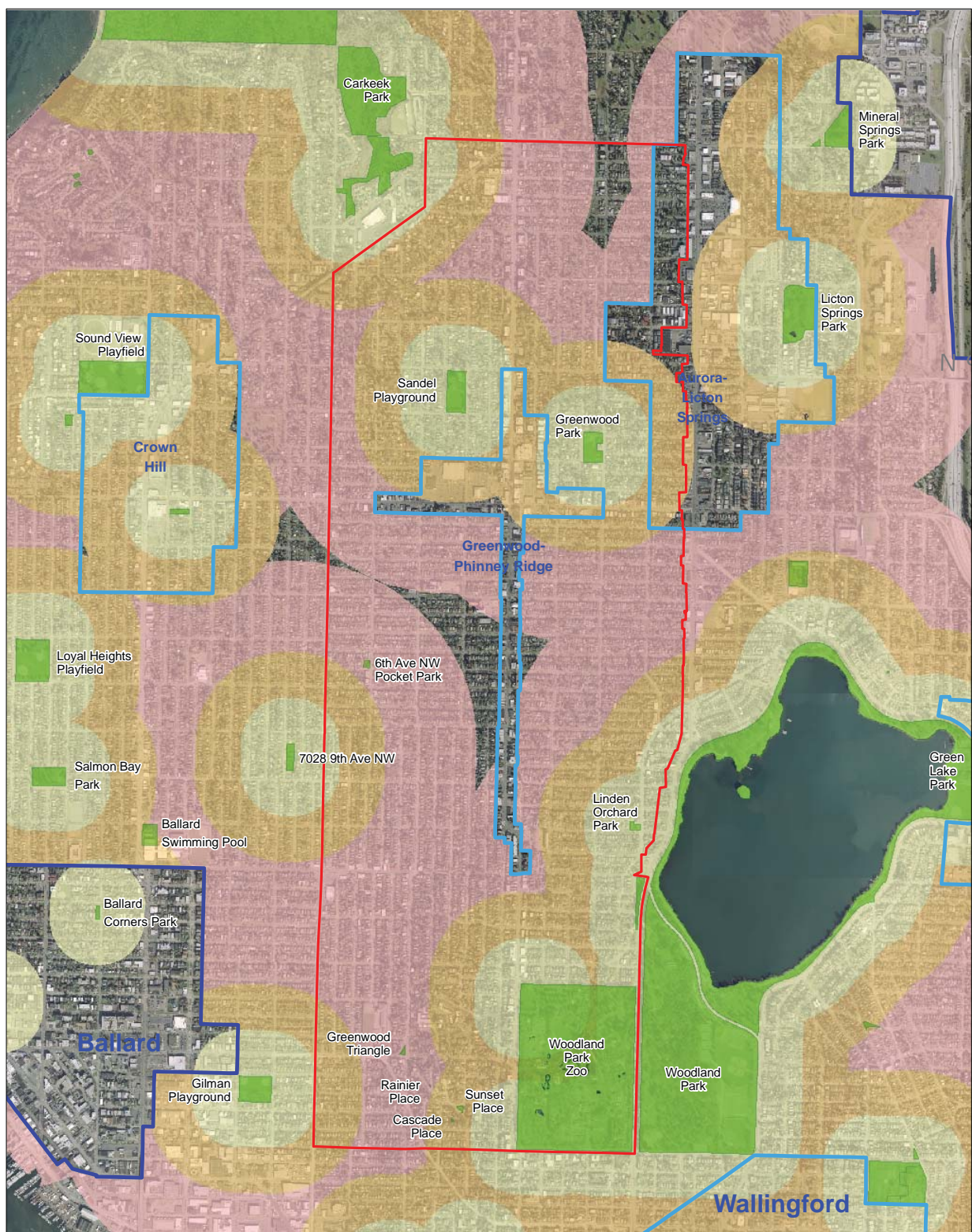
Usable Open Space needed to meet 2004 Open Space Household Goal 1.5 acres

Usable Open Space needed to meet 2024 Open Space Household Goal 1.9 acres

Existing Usable Open Space within Urban Village Boundary 0 acres

Existing Usable Open Space within and abutting Urban Village Boundary 0 acres

Population-based goal result Goals not met



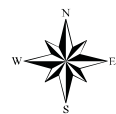
Gaps in Usable Open Space - Greenwood-Phinney

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Map date: June 8, 2009

Source:
Port of Seattle, Army Corps of Engineers,
and City of Seattle GIS data.



1,000 0 1,000
Feet

LEGEND

- City of Seattle Parks
- Non-City Park/Open Space
- Residential Urban Villages
- Urban Center Villages & Hub Urban Villages
- Planning Area

Service Area Criteria for Usable Open Space (UOS)

1/8 Mile Service Area of Usable Open Space over 10,000 SF
- UOS of 10,000 SF or more for Urban Centers and Hub Urban Villages accessible within 1/8 mile

1/4 Mile Service Area of Usable Open Space over 10,000 SF
- UOS of 10,000 SF or more for Residential Urban Villages, depending on population density, accessible within 1/8 to 1/4 mile

1/2 Mile Service Area of Usable Open Space over 1/2 Acre
- UOS of 1/2 Acre or more for Single Family areas accessible within 1/2 mile

GREENWOOD/PHINNEY CAPITAL FACILITIES & UTILITIES

Facility Type	Name	Location	Capacity	Comments/Planned Improvements
Fire Station	SFD 21	7304 Greenwood Ave N	EMS: 85% in 4 mins, Fire: 80% in 4 mins, Engine Co., MCI Van	
Police Station	North Pre-cinct	10049 College Way N	32.12 sq.mi. service area, facility capacity 16,779 square feet	
Schools	Greenwood Elementary	144 NW 80th St	250 students	
Schools	All 10 Middle Schools			
Schools	All 11 High Schools			
Library	Greenwood Branch	8016 Greenwood Ave. N	7094 sq.ft.	
P-Patch	Greenwood P-Patch	343 NW 88th	16 Plots	

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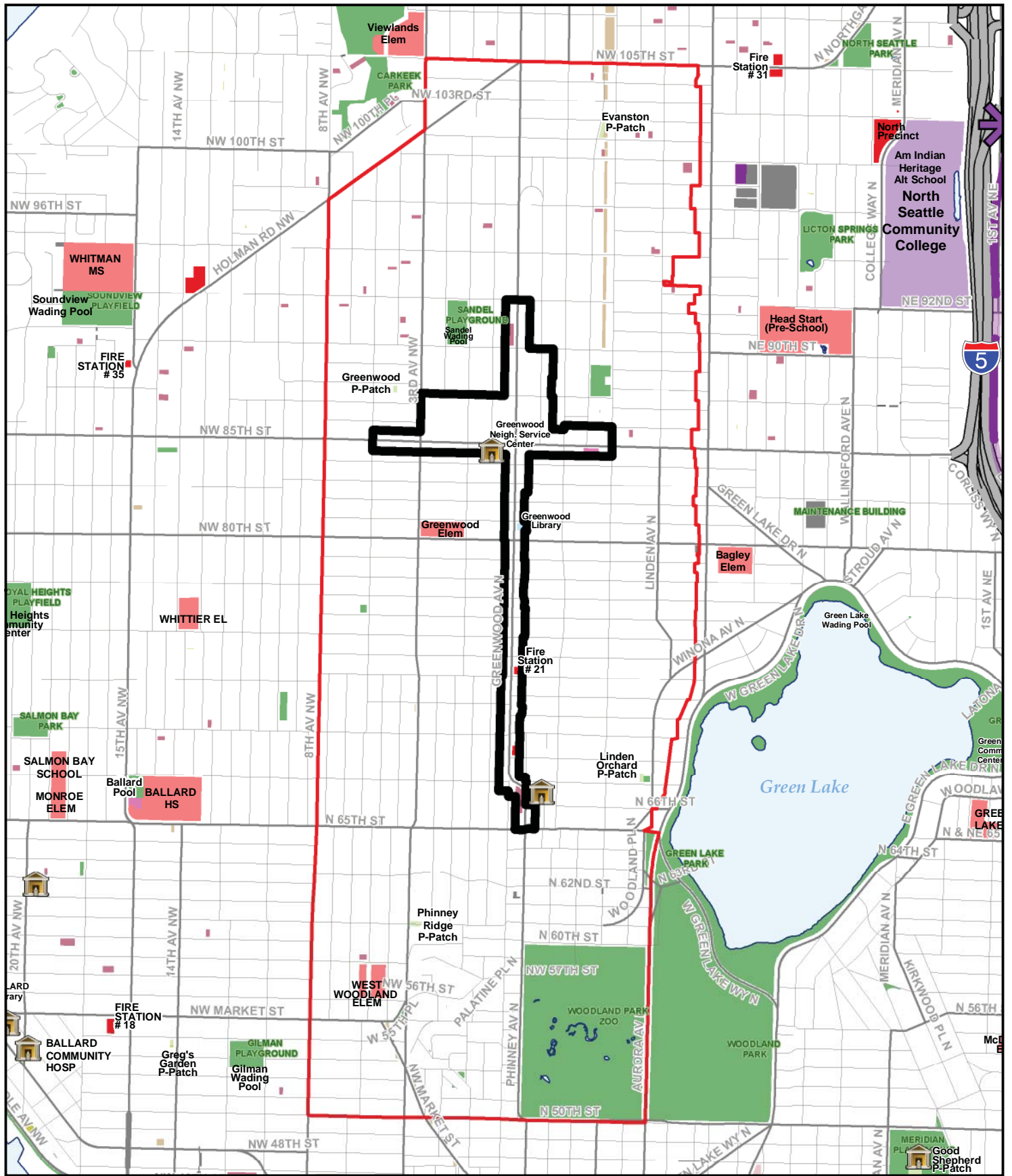
Utilities

Seattle is a highly urbanized area with a fully developed infrastructure network throughout the City. New buildings can be constructed in Seattle, and be served by the existing network of streets, water and sewer lines, drainage facilities and electrical grid. Forecasted future needs for the City owned utilities: water, drainage and wastewater, City Light and solid waste are discussed in Appendix A to the Seattle Comprehensive Plan. The capital programs to meet these forecasted six-year needs are included in the City's most recently adopted Capital Improvement Program (CIP).

Web Links

- 2009-2014 Adopted Capital Improvement Program:
<http://www.seattle.gov/financedepartment/0914adoptedcip/default.htm>

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Greenwood / Phinney Ridge

City Property/Facilities

- Library
- Neighborhood Service Center
- Community Center/Recreational Facility
- Cultural/Entertainment Facility
- Human Services Facility

Public Property

- Public Safety
- Utility Facilities/Property
- P-Patch
- Open Space/Parks
- City Office Space
- Other City-Owned Facilities
- Urban Village

Public Property

- Housing Authority
- Port of Seattle
- Public Facilities District
- Sound Transit
- Seattle School District

Link Stations



At-Grade / Aerial



Tunnel



- Community College
- University of Washington
- King County
- WA State
- Federal
- Neighborhood Plan Area
- Landmark

0 0.050.1 0.2 0.3 0.4 0.5 0.6
Miles



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GREENWOOD-PHINNEY HOUSING

Market Rents

The Dupre and Scott data shown below is from the Spring 2009 survey. This data is collected for 14 geographic areas in Seattle. In some cases these areas are very similar to the urban village/center areas but not in others. The Spring data is shown along with 5 year history.

Greenwood - Phinney-(Greenlake/Wallingford D&S area)

	All Unit Types	Studio	One Bedroom	Two Br / 1 Bath
All unit age	\$1,263	\$940	\$1,138	\$1,276
2000 and newer	\$1,494	\$1,035	\$1,430	\$1,591
City-wide	\$1,115	\$876	\$1,057	\$1,171

5 year history of average rents, all types

2005	2006	2007	2008	2009
\$935	\$1,022	\$1,035	\$1,152	\$1,263

Home Sales

The MLS data presented below represents data from sales that occurred between January 1 and March 30, 2009. The MLS data is provided split into eight geographic areas throughout Seattle. In all cases multiple urban villages/center areas lie within a MLS area.

2009 MLS Data-(Downtown MLS area)

	SF Units	SF Median	Condo Units	Condo Median
Neighborhood	224	\$395,000	66	\$274,000
City-wide	765	\$402,075	332	\$305,725

Related Plans

- **City of Seattle 2002 Housing Levy Administrative & Financial Plan**, Program years 2007-2009
<http://seattle.gov/housing/development/2007-2009A&FPlan.pdf>
Covers all Levy programs every two years beginning in 2003, and includes information on Levy administration and the funding plan for the 2002 Housing Levy by program area.
- **Housing Element from Seattle's 2009-2012 Consolidated Plan for Housing & Community Development**, October 2008
<http://seattle.gov/housing/planning/HousingElement.htm>
Summarizes the three important community planning efforts that guide Seattle's work on housing issues, City of Seattle funding expected to be available in 2009 to implement key affordable housing strategies, and City program activities that address various income segments. A matrix outline of housing strategies is also included.

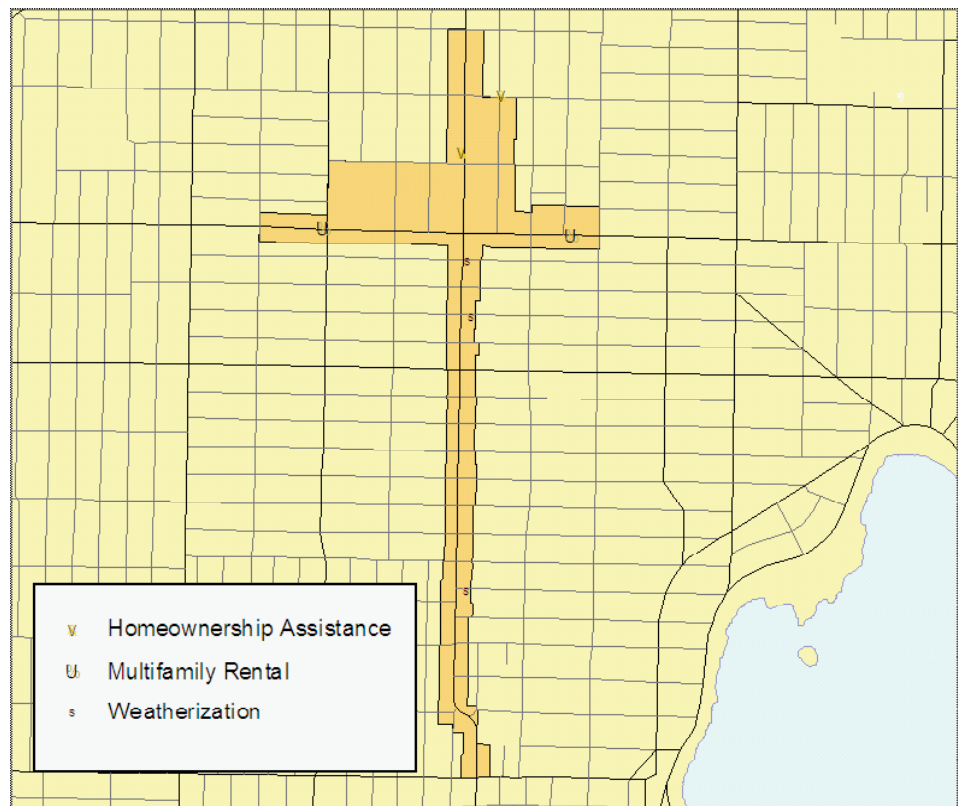
Web Resources

- Office of Housing <http://www.seattle.gov/housing>
- Seattle Housing Authority <http://www.seattle.gov/housing>

Greenwood-Phinney Subsidized Affordable Housing Units

The map below shows affordable housing assistance provided by City programs:

- Multifamily rental housing
- Homebuyer assistance (buyers assisted since 1/1/03)
- Weatherization assistance (projects assisted since 1/1/03)
- Home repair loans (projects assisted since 1/1/03)



Homeownership Assistance	Multifamily Rental	Weatherization
2 units	2 locations / 61 units	3 locations / 3 units